

Caldwell-Hutchison Farm
County Road 93
Lowndesville vicinity
Abbeville County
South Carolina

HABS No. SC-382

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PHOTOGRAPHS

HISTORICAL AND ARCHITECTURAL DATA

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, DC 20240

HISTORIC AMERICAN BUILDINGS SURVEY
CALDWELL-HUTCHISON FARM

HABS NO. SC-382

Location County Road 93, 1 mile south of County Road 81, 1.8 miles southwest of intersection with County Road 65, 4.4 miles southwest of intersection of County Road 65 and State Highway 81, 1.6 miles east of Savannah River, Lowndesville vicinity, Abbeville County, South Carolina.

USGS Lowndesville Quadrangle, Universal Transverse Mercator Coordinates: 17.344060.3780830.

Present Owner: Estate of Malley B. Hutchison

Present Occupants: Katherine Hutchison and A. Bandon Hutchison

Present Use: Residence

Significance: The Caldwell-Hutchison Farm features a two-story log dogtrot house and log smokehouse dating from the late eighteenth or early nineteenth century. Originally a one-story single-pen dwelling, the house was gradually expanded into a two-story dogtrot with frame front additions and an attached frame kitchen and dining room. The farmstead has not been altered significantly since ca. 1920 and the major structures on the site are in excellent condition.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: The first pen of the Caldwell-Hutchison House may have been built by Aaron Steel prior to 1799, but was more likely built by John Caldwell for his son, James, and his wife, or by James himself ca. 1800.
2. Architect: Not known.
3. Original and Subsequent Owners: The Abbeville County Courthouse was destroyed by fire in 1879, so deeds before that year are not obtainable. The following chain of title is pieced together from censuses, genealogical sources, and Harold Carlisle, a local historian.

ca. 1799 Estate of Aaron Steele to John Caldwell

ca. 1810 John Caldwell to James Caldwell, his son

In the 1810 census, James Caldwell is listed in his own household, presumably this farm. In John Caldwell's 1816 will (Box 16, pack 335, dated 1812), he left to his son, James, his "smith tools in addition to what he has already got," indicating that James had already received this farm from him.

1830s James Caldwell to his estate

James Caldwell last appeared in the 1830 census and presumably died in the 1830s. It is not known what happened to his farm, but it appears to have stayed in family hands.

1860 Estate of James Caldwell to Joseph Burton

It is possible that Burton acquired the farm when he moved here in 1860.

1876-77 Joseph Burton (his father-in-law) or Robert Hutchison (his father) to R. B. Hutchison. When Malley B. Hutchison, R.B.'s son, was still alive, he told Harold Carlisle that his family moved from Hogskin Creek, near Due West, S.C., to this farm in 1876, when he was three years old.

1906 Will in Box 279, pack 6546, probate records Abbeville County. In his will, R. B. Hutchison left "the Home Place" to his widow. His son Malley B. Hutchison had moved there in about 1905 and probably acquired it shortly thereafter from his mother.

1968 After Malley B. Hutchison died in 1966, the estate apparently passed to his children. Katherine and Bandon continue to occupy the farm.

4. Original plans and construction: The original structure consisted of one room with a fireplace and was constructed of hewn logs joined by half-dovetail notching.
5. Alterations and additions: It is likely that the first additions were made between 1800 and 1810, when the newly married Caldwells had five children. West of the original section, a second pen was added with a breezeway in between. The roof was raised by three logs to create two second-story rooms and an interior stair was added in the west room to provide access.

Two frame rooms were added to the front of the house. According to Katherine Hutchison, these dated from about 1850 when the next family moved into the house. The addition of the detached frame kitchen might also have occurred at this time. At some point, the porch on the kitchen was enclosed, and as a final addition, the dining room was built to connect the kitchen with the main house.

The wood-shingled roof was replaced with tin by Bandon Hutchison. The northeast room originally had a chimney; it fell into disrepair ca. 1920 and was not replaced. That section of the wall was re-clapboarded at that time. The house was electrified from 1950 to 1975. When the generator broke it was never replaced. Katherine prefers drawing water from the well by hand and cooking on a wood stove.

B. Historical Context:

See the history of the Ridge Community included with the Harper-Featherstone Farm, HABS No. SC-379.

The Caldwells first appear in this area in the 1790 census. John Caldwell (1761-1816) is listed in the vicinity of the Ridge neighborhood near the Savannah River. It is likely that Caldwell built his home southwest of the Caldwell-Hutchison Farm ca. 1784 when he married. Aaron and James Steel are listed in the 1790 census as living on either side of John Caldwell. Aaron Steel died in 1795, and it is likely that John Caldwell acquired this land from the estate.

In the 1810 census, John Caldwell is seen living next door to his son James. In his 1816 will, Caldwell left land to three of his sons. His omission of his son James, leaving him only "smith tools in addition to what he has already got," surely indicates that he had already received land. After 1830, James Caldwell disappeared from the censuses and presumably died. In 1850, Thomas F. Caldwell, James' nephew and the son of his brother William H., is found as manager of James Caldwell's farm. According to the 1850 census, the farm had 808 acres, 171 acres under cultivation and 637 acres in woodland, pasture and idle fields. The value of the plantation was \$4,640. The farm had \$175 worth of tools and implements and \$570 worth of livestock.

According to Harold Carlisle, Rev. Joseph Manning lived in the Caldwell-Hutchison house from 1852 until sometime before 1860. Joseph Manning was probably living and farming on the property by 1850 along with William A. Shaw, since the Agricultural Census lists Thomas F. Caldwell, Mgr., Shaw, and Manning consecutively and give identical amounts of woodland and unimproved land for each (637 acres). Shaw is listed as farming 54 acres and Joseph Manning, 45 acres. The farm, then, was probably 907 acres total and worth \$5,240.

The Burtons were probably the next family to live on the Caldwell-Hutchison tract. In 1860 Joseph Burton moved to the Lowndesville area from Anderson County, South Carolina, and it is most probable that he farmed the Caldwell-Hutchison farm, judging from the relative placement of farmers on the Agricultural Census list of 1860, and the neighbors listed in the population census of that same year. Joseph Burton is listed as farming 175 acres with 325 acres of woodland on a farm worth \$4,000 in that census.

The Burtons came from Anderson County, where R. B. Hutchison had a farm. In 1860, R. B. Hutchison was listed in the Population Census of Anderson County, S.C., as single, living near his uncles and aunts John and Eva Hutchison and Sam and Mary Hutchison, in the 4th Regiment District of Anderson County. He is credited there with real estate valued at \$2,000, and his total property was valued at \$3,000. Robert Barney Hutchison (1837-1906) married America Burton (1844-1914) in 1861. R. B. Hutchison's father, Robert Hutchison, was a prominent landowner in Abbeville County, although he was not part of the Ridge Community, residing further east towards Lowndesville near Harper's Ferry Road. Robert Hutchison may have acquired the Caldwell-Hutchison land for his son at this time and rented it to his in-laws, the Burtons, or Joseph Burton may have bought it and later sold it to his son-in-law.

At any rate, Joseph Burton was still on the farm in 1870, according to the Population Schedules for that year, and in the Agricultural Schedules he is listed as farming 50 acres, with 60 acres in woodland and 44 acres unimproved. The value of his farm was listed in 1870 as \$800. In 1869 Burton raised (among other crops) 150 bushels of corn and three bales of cotton; the estimated value of his farm produce for that year was \$545.

Alternately, the Burtons may have rented or sharecropped that part of the original James Caldwell estate now known as the Caldwell-Hutchison Farm until 1876-77, when the last of the Caldwells in the neighborhood, the younger William H. (son of William H., Sr., who had married Jane Hutchison) moved to Missouri, where he later died. At that time Robert Hutchison may have bought the farm for his son, or R. B. may have used the proceeds from the sale of his farm in Anderson County.

It is fairly certain that R. B. Hutchison moved to the Caldwell-Hutchison Farm in 1876 or '77. This is confirmed by Malley B. Hutchison's recollection of moving there when he was three years old, and by the 1880 census, which shows R. B. Hutchison and his family living in Lowndesville Township. In

1880, according to the Census Agricultural Schedules, R. Barney Hutchison had 75 acres under cultivation, 75 acres of woodland, and 122 acres of old fields and unimproved land for a total of 272 acres. The total value of his farm was listed at \$1,800, with \$100 worth of machinery and \$225 worth of livestock. He spent \$30 the preceding year for fence repair, and paid out \$400 in salaries including the value of board provided his employees. The value of all farm production for the preceding year was estimated at \$750.

On June 1, 1880, R. B. Hutchison had one horse, one mule, two milk cows, two other cattle, four hogs, and fifteen fowl. In 1879, the farm produced 90 pounds of butter and 15 dozen eggs. Barney Hutchison planted typical southern crops in 1879: 30 acres of corn (200 bu.), 10 acres of oats (30 bu.), 12 acres of wheat (50 bu.), 20 acres of cotton (7 bales), one acre of sorghum (18 gals. syrup), 50 acres of cow peas, and one-half acre of sweet potatoes (20 bu.). He had ten bearing apple trees and 75 peach trees, and in 1879 he cut 75 cords of timber. Compared to his immediate neighbors, the yield per acre was substantially lower on R. B. Hutchison's farm, indicating early soil exhaustion due to many years of intensive cultivation.

Robert Barney's son, Malley Bandon, married Mary Lou Kelley; they began living on the Caldwell-Hutchison farmstead ca. 1905. In late 1905 or early 1906, Robert Barney and his wife moved up the road to the old Thomas Place, a four-acre tract that R. B. Hutchison had purchased in 1905 for \$650 (Book 26, p. 343, Deed Records, Abbeville Co.). They had lived there only a few months when R. B. died on March 28, 1906. In his will (Box 279, pack 6546, Probate Records, Abbeville Co.), he left his wife "the Home Place and the house and lot known as the 'Thomas Place.'" To his son, Malley B., he left the 90-acre Bartley Tucker, Jr., place.

Malley B. Hutchison and his family took over the Caldwell-Hutchison Farm and continued the subsistence farming common in the post-Civil War era in the Ridge Community. In about 1925, the family and their tenants farmed more than 400 acres with two mules and a yoke of oxen. They also had milk cows and sold cream commercially in Lowndesville, where it was shipped by train to Anderson. In addition to dairy cows they raised 40 to 50 head of sheep and goats. For assistance in farming they employed a sharecropper or two, and one or two hired hands.

Malley B. Hutchison died in 1968. The Home Place, 383 acres, was appraised at \$47,000 at that time. After her father died, Katherine Hutchison (born 1907), who never married, remained on the farm. She and her brother, A. Bandon (born 1922), continue to farm the family land, much as they always have, by hand.

PART II. ARCHITECTURAL INFORMATION

A. General statement:

1. Architectural character: This structure was originally a single-pen log structure expanded to a double-pen dogtrot, further expanded by later additions.
2. Condition of fabric: good

B. Description of exterior

1. Overall dimensions: This L-shaped structure with a two-story central section measures 46'-11" x 63'-1".
2. Foundations: Mostly fieldstone piers. There are some log piers under the kitchen section.
3. Walls: The walls of the main house are of log construction. The east log wall and two thirds of the west wall are covered with clapboards. The other sections of the house are clapboard over frame. The breezeway walls of the two front rooms are vertical planks, 11" wide and 1" thick.
4. Structural system, framing: The main house is log construction with half-dovetail joints. The logs average 13" high, with some 16", and are 6" thick. They are hand-hewn with the bark still on the unhewn side. Above the second story, the logs run all the way across. The ceiling joists are cut lumber, 7" x 5", 3' on center, spanning north-south.

The front rooms are mortise and tenon construction. The studs are $3\frac{1}{2}"$ x $6\frac{1}{2}"$, spaced 2'-4" on center, with some diagonal bracing. The connections are made with $\frac{3}{4}"$ pegs.

The kitchen is also of mortise and tenon construction. The studs are cut lumber, $3\frac{1}{2}"$ x $3\frac{1}{2}"$, and half logs, 4" to 5" in diameter, spaced 3' on center. The ceiling joists are hewn, 3" x 6" on center, spanning east-west.

The dining room construction was not ascertainable, but judging from its sizable members, it is probably mortise and tenon framing. The top plate measures $3\frac{1}{2}$ " x $6\frac{1}{2}$ " and the studs 4" x 4". The ceiling joists are 2" x 6", 2'-8" on center, spanning north-south.

The kitchen porch was probably enclosed at the turn of the twentieth century, judging from the use of 2" x 4"s and wire nails. The rafters are notched into the top plate and the top plates are notched together. The ceiling joists are 3" x 5", spaced 2'-7" on center, spanning east-west.

5. Porches: The breezeway, or dogtrot, through the center of the house is 9'-7" wide. The porch on the west side of the kitchen is 6'-5" wide. It is covered by an extension of the kitchen roof, has walls up to about 3', and screening above that.
6. Chimneys: There are three chimneys. The chimney on the east side of the living room is cut and rough fieldstone to about the second-floor level, with brick above. The chimney on the south end of the kitchen is fieldstone to about 6' above grade with brick above. The third chimney, in the center of the kitchen, is a brick outlet for the stove pipe.
7. Openings:
 - a. Doorways and doors: All of the doors are vertical planks, $\frac{3}{4}$ " thick, with horizontal braces. Most of them have porcelain doorknobs and box locks. The door from the living room to the breezeway has been divided in half, dutch door style.
 - b. Windows and shutters: All windows have six-over-six-light double-hung sash. Most of the windows have vertical-plank shutters.
8. Roof: The gable roof over the main house runs east-west; the gable roof over the kitchen runs north-south. Both of these roofs have pegged mortise and tenon joints at the roof peak. There are shed roofs over the front rooms and the dining room. The eaves are boxed.

C. Description of Interior:

1. Floor plans: The structure is a double-pen dogtrot, with two rooms on either side of a breezeway. The dining room and kitchen form an ell on the east end of the south side.
2. Stairways: The stairway in the northeast corner of the southwest room has winders to make a quarter turn.
3. Flooring: All of the flooring in the house is tongue-and-groove planking. In the living room, the flooring around the fireplace hearth is 2" boards, with 6" boards in the rest of the room. The approximate widths of the boards and the directions in which they are laid are obtainable from the measured drawings that accompany this report. Most of the rooms had linoleum laid over the boards. The linoleum is now worn away to different degrees.
4. Wall and ceiling finish: The living room walls are covered with newspapers held up with a flour paste. There is a log surface underneath. The bedroom west of the living room has horizontal board walls. Both of these rooms have ceilings that were once whitewashed, consisting of the second-story floor with exposed ceiling joists. The exposed corners are beaded.

In the northeast room, half of the north wall is covered with cardboard, while the other half is open to the exterior clapboards. The east wall has 6" wide horizontal boards. The west wall has some cardboard and the exterior vertical boards. The south wall is log. The ceiling is pine planking 12" wide.

The northwest room walls are cardboarded with newspapers underneath and newspaper insulation in the ceiling above dropped ceiling panels, 16" x 30".

The dining room walls were covered with a pink wallpaper which has fallen down to reveal horizontal boards ranging between 6" and 14" in width. The ceiling is part planks and part open to the shed roof.

The kitchen has no wall finish, with vertical members and the exterior siding exposed on the interior. The ceiling has some planking but it, too, is open in places to the roof.

The second-floor rooms have log walls, with only a few boards across the crevices. Many of the spaces are open to the exterior. There is no ceiling; the roof rafters are exposed.

5. Doorways and doors: Each door is framed by 4" wide boards.
6. Decorative features: The fireplace in the living room has a brick hearth, a wood surround, and a simply molded mantel.
7. Mechanical equipment: There is a propane heater in the northwest bedroom and a wood stove in the kitchen. There is no plumbing but the house is wired for electricity.

D. Outbuildings

1. Smokehouse: The smokehouse, probably built at about the same time as the main section of the house, ca. 1800-20, has the same half-dovetail notching that is found on the house.

The one-story smokehouse, which measures 11'-4" x 16'-2", is constructed of logs joined by half-dovetail notching. The ceiling joists are 5" in diameter, 5' on center. The rafters, 2½" in diameter, 3' on center, are notched and pegged at the peak. There is a wood shake gable roof. There is a vertical plank door in the east gable end. On the interior, there is a dirt floor and shelves for storage.

2. Blacksmith Shop: The blacksmith shop probably dates from ca. 1850. The gable-roofed frame structure was used ca. 1876-1906 by Malley B. Hutchison. The forge and bellows are still in place in the shop, and the building is currently used to store Malley Hutchison's turn-of-the-century agricultural equipment and blacksmith tools.

The one-story blacksmith shop, which measures 18'-4" x 14'-3", has a mortise-and-tenon frame construction covered with weatherboard siding. The rafters are 2" in diameter, spaced 2'-6" on center. The gable roof is covered with wood shakes. There is a wide barn-type door on the west side, and window openings on each gable end. On the interior, there is a brick blast furnace.

3. Well House: The well house was built in the early twentieth century. The first well, northwest of the house caved in. The present well was re-rocked in the 1920s (B.B. Hutchison).

The well house is a simple frame construction with cedar posts. The west wall and the gables are covered with weatherboards. The gable roof is covered with wood shakes. There is a concrete pad for the well base. The well is 75' deep.

4. Corn Crib/Mule Barn: The corn crib was built ca. 1880. The mule barn shed addition was made by Bandon Hutchison in the twentieth century.

The corn crib is of simple frame construction. There is weatherboard siding three-fourths of the way up. Above that, there are horizontal wood slats, 1½" wide, spaced 1½" apart. The gable ends are fully covered with weatherboards. The structure is set on stone piers and has deck flooring. The gable roof is covered with standing-seam metal. The mule barn addition is constructed of cedar logs with board and batten siding. It has a shed roof.

5. Ox and Mule Barn: This structure replaced a previous barn ca. 1926. This barn was a transverse-crib frame barn with a gable roof. The barn had five stalls and a feed room. The loft is still used for hay storage even though the barn has collapsed. The gables had weatherboard siding and the roof was covered with standing-seam metal.
6. Chicken House: The chicken house was built ca. 1949-50, by Bandon Hutchison. It consists of vertical planks, much deteriorated.
7. Machinery Shed: The machinery shed, a cedar post construction with a low-pitched gable roof and a shed addition, was built ca. 1930.
8. Garage: The garage, a cedar post construction with a gable roof, was built in 1954.
9. Wagon Shed: This structure, apparently an open-sided building, has collapsed upon a wagon.
10. Cotton Shed: The cotton shed, a gable-roofed structure, has also collapsed. The shed was divided into two rooms.
11. Structures No Longer Extant: Behind the house are the foundations of a one-room structure inhabited by the hired man. It was a log building erected by R. B. Hutchison (A.B. Hutchison). A shuck house between the new and old barns was used to store corn shucks until they were used as cattle fodder. The woodhouse, a frame structure, stood northeast of the house where the woodpile is today.

12. Fencing: One small segment of rail fencing remains on the farmstead, located in the front yard of the house. This section was part of the fence used to enclose the pasture which was located in front of the house. The Hutchisons began replacing the rail fence with barbed wire ca. 1900-10 (B.B. Hutchison), and by the 1930s almost all the fencing was converted to post and wire (Nelson).

PART III. SOURCES OF INFORMATION

- A. Early Views: USCS photos of the farm, ca. 1929, in possession of Katherine and Bandon Hutchison and B. B. Hutchison.

- B. Interviews:

Carlisle, Harold, interviewed at his hardware store in Calhoun Falls, S.C., on July 9, 1980, and August 24, 1980; and notes from an interview by Steve Grable of The History Group, Inc., Atlanta, Ga., on March 21, 1980.

Hutchison, A. Bandon, interview and site tour on June 30, 1980.

Hutchison, A. Bandon and Katherine, interviewed at their home on July 5, 1980.

Hutchison, Bryan B., interviewed at his home near Lowndesville, S.C., and notes from an interview by Steve Grable of The History Group, Inc., Atlanta, Ga. on March 19, 1980.

Nelson, Mr. and Mrs. Randolph, interviewed at their home near Lowndesville, July 11, 1980.

- C. Bibliography:

1. Primary and unpublished sources:

Deed Records, Abbeville County Courthouse, S.C.

Fragment of Robert Hutchison Family Bible, in the possession of B. B. Hutchison, typescript in files of The History Group, Atlanta, Ga.

Probate Records, Abbeville County, S.C.: James Caldwell, Sr., Box 16, pack 335; James Caldwell, Box 23, Pack 523; William H. Caldwell, Box 123, Pack 3631; Jane Caldwell, Box 123, Pack 3632; James Caldwell, Sr., Box 20, pack 415; John Caldwell, Box 16, pack 335-337.

Research files, Harold Carlisle of Calhoun Falls, S.C.

Research Files, Upper Savannah Council of Governments, Ruth LaForge, Preservation Planner.

Research files, U.S. Army Corps of Engineers, Real Estate Office, Elberton, Ga.

U. S. Census, Abbeville County and Anderson County, S.C. Population Schedules, 1790-1880; Agricultural Schedules, 1850-1880.

2. Secondary and published sources:

Bonds, Neil C. "Hutchison," Abbeville County Family History, published by Press and Banner and Abbeville Medium, nd., pp. 135-6.

"Hutchison Home Possible Candidate for Historic Register," Clarks Hill-Russell Highlights, September-October 1979, p. 1.

Padgett, Beth. "It's So Quiet You Never Know What Day is Sunday," Greenwood, S.C., Index-Journal, June 3, 1976.

Siceloff, Bruce. "Dam Project to Surround Home," Greenville, S.C. News, June 7, 1976.

Prepared by:

LeAnne Baird, Project Historian
Richard J. Cronenberger, Project Supervisor
Historic American Buildings Survey
Summer 1980

PART IV. PROJECT INFORMATION

The documentation of the historic resources within the Richard B. Russell Dam project was undertaken by the Historic American Buildings Survey (HABS), of the National Architectural and Engineering Record (NAER), a division of the Heritage Conservation and Recreation Service (HCERS), in cooperation with HCERS's Interagency Archeological Services (IAS), Atlanta, Georgia, and cosponsored by the U.S. Army Corps of Engineers Savannah District Office in compliance with Executive Order 11593 as a mitigative effort in construction of the dam. The project was executed under the direction of Robert Kapsch, Chief of NAER; John Poppeliers, Chief of HABS; and Kenneth L. Anderson, Principal Architect, in the HABS field office, Elberton, Georgia

Recording was conducted during the summer of 1980 by Richard J. Cronenberger (staff architect), project supervisor; LeAnne Baird (University of Nebraska), project historian; Marcie L. Robertson (University of Georgia), assistant historian; Dennis M. O'Kain (University of Georgia), project photographer; Reginald A. Berry (staff architect), foreman; William F. Hand (Auburn University) foreman; and student architects Carol B. DeGroote (University of Maryland), Dale R. Gerber (University of Minnesota), Cynthia Wilson-Glicksman (University of Arizona), and Mark Schara (University of Michigan). The Historic American Engineering Record (HAER) historian was John P. Johnson. The clerk-typist was Teena Kenimer (University of Georgia). The written data were edited in the HABS Washington Office by Alison K. Hoagland in February 1981.

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Washington, DC 20001

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FIELD RECORDS

HISTORIC AMERICAN BUILDINGS SURVEY
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U.S. Department of the Interior
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